Community Planning
Association of Canada ONTARIO DIVISION
HOUSING & PLANNING DIGEST

VOL. II, BULLETIN II. Suite 30, 96 Bloor St. W. Toronto, Ontario DECEMBER, 1953.

INFORMATION, INTERPRETATION, INTEGRATION

Addressing the Conference on Agricultural Research and Extension at Edmonton last spring, O.S. Longman, Deputy-Minister of Agriculture for Alberta, said:

"The great purpose and challenge extended to those of us in this great enterprise, is to stimulate the natural affinity that exists between man and the soil: to bind or weld together these two fundamental elements, to the mutual and perpetual advantage and preservation of each."

Mr. Longman's remarks to agriculturalists could well be directed to those concerned with land use planning. In consideration of this "great purpose and challenge" it is essential that both citizen and governmental agencies do their utmost in the distribution of planning information.

While crossing Ontario and the three prairie provinces recently, the writer felt that the title of this article was apt throughout in regard to planning needs. No provincial planning agency in the provinces cited can be accused of giving too much publicity to current legislation and ingful in the local situation to come to grips with specific problems. Telephone, telegraph, and airmail communication because of their one-sided desk-top view, cannot replace the importance and significance of regular field visits. Not only is the field visit of importance in advising the municipal planning agency but it permits the provincial department to fully appraise the circumstances as they actually exist in the local setting, and to evaluate legislation and policy in the light of changing community development.

The success of the planning programme depends in large part on the appreciation and co-operation by other provincial departments with the provincial planning agency. Therefore, it is mandatory that there be complete integration as to objective at the highest levels of government in order that each administrative agency in its smallest segment co-operates intelligently in the fulfilment of the planning programme.

In binding together the course of community

NEW PLANNING AREAS

The Honourable W.K. Warrender, Q.C., Minister of Planning and Development for Ontario, has defined planning areas for the following municipalities: Alexandria and vicinity; Beamsville; Kemptville; Orangeville; Hanover and vicinity; Goderich; Leaside; Ernestown Township; Mountjoy Township; Paris; Port Colborne; and Bath. Planning boards are now functioning in most of these areas.

The Metropolitan Toronto Planning Area was defined to embrace the City of Toronto and the municipalities within the Metropolitan Area, as well as the Townships of Toronto, Toronto Gore, Vaughan, Markham and Pickering, and the Improvement District of Ajax. Within the Municipality of Metropolitan Toronto there are four towns, three villages and five townships in addition to the city. The adjacent area which has also been included in the Metropolitan Planning Area consists of five townships, one improvement district and seven villages.

RECENT OFFICIAL PLANS

Official Plans which have been approved in recent months include a land use plan of the area recently annexed to the City of Kitchener. Approval has been given of a plan of highways, parkways and railways for the Ottawa Area and a land use plan for Richmond Hill Planning Area. Other approvals include a plan of major arteries for the Belleville and Suburban Planning Area and a plan of land use, roads and railways for the area recently annexed to the City of Guelph.

SUBDIVISION CONFERENCE

In November, a two-day conference on the subdivision of land was sponsored jointly by the Community Planning Branch of the Department of Planning and Development and the Central Mortgage and Housing Corporation. Sessions were held in Hart House, University of Toronto, and were attended by upwards of a hundred members of planning boards and their staffs. The conference emphasized the importance of achieving a satisfactory integration of each subdivision with the general development of the neighbourhood and the community in which it is located.

STREETSVILLE PLANNING BOARD

The Village of Streetsville has recently decided to organize a planning board.

TORONTO TOWNSHIP SEEKS CITY STATUS

Toronto Township will seek special legislation to become established as a city.

TWO-YEAR TERM

During the recent plebiscites, Ontario municipalities approving a two-year term included Hamilton, Etobicoke, East York, and Forest Hill. Other municipalities where the two-year term is presently effective include the following:

Alfred, Balfour, Belleville, Bracebridge, Chatham, Chelmsford, Chippawa, Cochrane, Conmee, Cornwall, Cornwall Township, Dalhousie and Sherbrooke North, Dowling, Drummond, Dryden, Eastview, Fort William, Galt, Gravenhurst, Hawkesbury, Hawkesbury East, Hespeler, Huntsville, Jaffray and Melick, Kenora, Kingston, Kingsville,

MALVERN HOUSING PROJECT

Agreement has been reached between the Government of Canada, Central Mortgage and Housing Corporation, and the Province of Ontario in developing a 1,600 acre tract of land for housing at Malvern in the Township of Scarborough.

LOW RENTAL HOUSING

The Toronto Metropolitan Home Builders' Association have built a demonstration two-storey row housing unit in York Township. The house is about 18' x 23' and has two bedrooms. It is estimated that if funds were made available by Government at the rate of 3¾ per cent. with amortization for 30 years, it would be possible to rent the units at $58. per month.

$20 MILLION HOUSES, STORES AT THISTLETOWN

A $20,000,000. development plan for 1,100 dwelling units and a 37-acre shopping centre is proposed for suburban Thistletown by Principal Investments Ltd. (Toronto Telegram, December 16, 1953.)

NEW SHOPPING CENTRE

Plans for a $5,000,000. regional shopping centre within 15 minutes driving time of 800,000 potential customers were announced yesterday by Dr. E.G. Faludi, town planning consultant.

The centre, to be known as Cloverdale, will be at the junction of No..27 Highway (Brown's Line) and No. 5 Highway (Dundas St.) in Etobicoke Township. Construction

REGENT PARK SOUTH HOUSING PROJECT APPROVED

Toronto City Council has approved a by-law authorizing re-development of an additional area of the Regent Park Housing Project. This will be undertaken as a Federal-Provincial Partnership subsidized low rental project. Current plans are for 20 six-storey blocks having 960 units.

A CONTRAST OF OPINIONS

Appearing with the delegation of the Toronto Property Owners Association before the Toronto Board of Control, R.M. Willes Chitty, Q.C., protesting the Regent Park Housing Development, stated, "You'll always get people who will move into a new building and wreck it within three months. You are trying to rehabilitate both the area and the people. The latter cannot be done." (Toronto Star, November 19, 1953.)

About a century ago, Charles Dickens said, "The reform of habitations must precede all other reforms, and without it, all other reforms must fail."

WINDSOR HOUSING

George O'Rourke, City Housing Expediter, said today 350 of the 4,000 families in the city needing new accommodation are labelled desperate cases. He said that Windsor's housing situation has shown absolutely no improvement in recent months, and many families are living in quarters improperly heated and insulated. About 4,000 new living units are required to satisfy the demand. (Toronto Telegram.

SAVE THE SOIL...

Sawdust

In our last Bulletin, reference was made to the comment by G.O. Baker, University of Idaho, that sawdust should be turned back to the soil and not burned in waste piles. The observation has since been made by R.H. Stapleford that if the ashes from the burned sawdust can be secured, the ash will be extremely beneficial to the soil.

Saskatchewan

W.E. Johnson, Provincial Soil Conservation Specialist, objects to the practice of burning straw and stubble, which results in the wasting of the largest source of organic matter. This has resulted in increasing water erosion and severe wind erosion.

Ontario

Rev. Alan Reid of Mona Mills declared before the Toronto Anglican Diocese that extensive erosion had taken place where the Department of Highways had removed sod from hills for use on boulevards. It was suggested that the Department of Highways should seed the boulevards wherever the land is reasonably level.

New Jersey

The right of a municipality to regulate the removal of soil has been upheld by the New Jersey Supreme Court. In upholding the municipality's jurisdiction, the Court said;

"In the defendant borough the removal of soil has for years constituted a serious problem. At least four property owners

New Jersey (Continued)

for mosquitoes, drainage and erosion problems arise, normal vegetation cannot grow, but noxious weeds thrive. In short, the land itself is not only rendered useless for all normal uses, but the value of other lands in the vicinity is substantially reduced and the residents of the area are subjected to unhealthy, annoying and unsightly conditions." (ASPO Newsletter, Legal Notes, April, 1953.)

RUBBER ROADWAYS

Previous to the last war, Holland had a surplus of rubber. This rubber was used to build roads in order to deplete the surplus. Although the Dutch roads generally were ruined by military traffic and the ravages of war, the rubber roads withstood this hard treatment exceptionally well.

Taking this example, the Americans by 1950 had constructed over 300 miles of rubberized highways. In Canada the same process was used at the R.C.A.F. Station at St. Hubert, P.Q. The highway running north of Montreal is also rubberized, as are several city streets in St. John's, Newfoundland. A ten-mile section of rubberized roadway on Highway No. 11 just north of Toronto is under observation by the Ontario Department of Highways.

It is considered that the rubberized process will eliminate potholes which come with heavy and excessive traffic. Although the cost of construction is higher, maintenance costs are much less.

CARE

CONFERENCE ON OPEN SPACE

The Toronto Branch of Community Planning Association of Canada, in conjunction with the Association of Women Electors, Local Council of Women, and the Welfare Council of Toronto and District, held a conference on "Open Space for Recreation in the Metropolitan Toronto Area" on October 17th. Mr. F.G. Gardiner, Q.C., Chairman of the Municipality of Metropolitan Toronto, gave the opening address, in which he called for a report of the conference discussions for submission to the Metropolitan Council. This would be some indication to the Council as to public interest in supporting investment in parks and greenbelt lands. Plans for a complete greenbelt plan for the Toronto area were under preparation. Previous plans had failed for the lack of a unified metropolitan administration.

A limited number of copies of the record of this conference are available from the Ontario Division, C.P.A.C. office.

PARK LAND INTEREST

Last spring, Kerry Wood, Alberta author and naturalist, wrote the story of the acquisition and preservation of a sanctuary-park in central Alberta. Interest in the preservation of this particular land goes back to 1885, when the original owner, John Gaetz, was so impressed with the natural beauty of the area.

As a result of writing this article, Mr. Wood has had many inquiries from people owning potential park lands as to how they may be best retained for future use.

THE AIR WE BREATHE

Dr. Morris Katz, Chairman of the Canadian Technical Advisory Board of the International Joint Commission on Air Pollution, estimates that about 92 tons of dust, smoke and sulphur dioxide fall on each square mile of Windsor annually. It has been estimated that about 640 tons of ash and soot per square mile fall on Toronto annually.

FUTURE DESTINATION...

"There will be a special place in heaven for ministers' wives", said an appreciative Church member moving a vote of thanks to the minister's wife. "I'd rather be with my husband", she replied. (United Church Observer, Scottish Letter, November 1, 1953.)

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COMMUNITY PLANNING ASSOCIATION OF CANADA

MEMBERSHIP

William A. Dempsey,
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TORONTO, Ontario.

Dear Sir:

1. I wish to enrol as an Active Member in the C.P.A.C. -- I enclose $3.00 ( )

2. Please register our organization for a Sustaining

Mr. Stewart Fyfe,
130 Bagot St.,
Kingston, Ont.